

**PREPARED BY AND RETURN TO:**  
Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Staff Attorney  
7145 Swinnea Road, Suite 2  
Southaven, MS 38671  
(662) 349-3930  
File # 06-1135

Indexing Instructions: Lot 94, Southern Pines  
Southaven, De Soto County, Mississippi

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ray A. Meggs and wife, Jewell D. Meggs who joins in this conveyance for the purpose of conveying any homestead, or other marital rights, she may have to subject property by virtue of her marriage to Ray A. Meggs, do hereby sell, convey and warrant unto Lisa A. Nye and Eric G. Nye, wife and husband, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi more particularly described as follows, to-wit:**

**Lot 94, Southern Pines Subdivision, in Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 21, Page 43-46, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by him.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

*W.E. Davis*

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WITNESS MY/OUR SIGNATURE(S), on this 5th day of January, 2007.

Ray A. Meggs (SEAL)  
Jewell D. Meggs (SEAL)

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Ray A. Meggs and Jewell D. Meggs**, who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 5th day of January, 2007.

[Signature]  
Notary Public

(SEAL)

My Commission Expires:



GRANTOR:  
Ray A. Meggs  
610 Emily Rd  
Oakland, TN 38060  
HOME: 901-466-7958  
WORK: 901-794-8489

GRANTEES  
Lisa A. Nye and Eric G. Nye  
6552 Timber Pine Drive  
Southaven, MS 38671  
HOME: 901-230-3749  
WORK: 901-487-4114